



BID PACKET

STONECREEK VILLAGE CONDOMINIUM ONLINE AUCTION

**3506 STONECREEK CIRCLE
JEFFERSONVILLE, IN 47130**

ONLINE BIDDING ENDS

TUESDAY, JULY 23 @ 6PM

**HARRITT
GROUP** INC.
HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

3506 Stonecreek Circle, Jeffersonville, IN 47130

Bidding Ends Tuesday, July 23, 2024

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before Monday, September 2, 2024**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are

welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold *without* a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

HOMEOWNERS ASSOCIATION (HOA) FEES

The new owner will become a member of the Stonecreek Village Homeowners Association, Inc. and pay HOA fees due on the first of each month - no invoices sent. Fees will be prorated to the day of closing based on the current monthly assessment of \$250.00 which includes water, sewer, lawn maintenance, exterior building insurance (owners insure walls in). The owners are responsible for their own gas & electric utilities, interior insurance, repairs, and maintenance of their individual unit and any assessment imposed by the HOA. Recent improvements included a roof replacement in 2019.

POSSESSION

Seller will give possession of Real Estate at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer

waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Tuesday, July 9 through Tuesday, July 23, 2024.*

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

James V. Rife Estate

Client Detail

3506 Stonecreek Circle Unit#C, Jeffersonville, IN 47130

\$0

Listing #: **202409090**

Total Finished Sqft: **1,630**

Above Grade Finished SqFt: **1,630**

Active (07/03/24)



| | | | |
|-----------------|--|---------------|-------------------------|
| Prop Type: | Residential/Farm | SubType: | Residential |
| County: | Clark | Township: | Jeffersonville |
| Subdivision: | Yes | School Dst: | Greater Clark |
| Subdiv Nm: | Stonecreek Village | Parcel#: | 21001090471 |
| Beds: | 3 | Lot Sz: | 0.2 / 8,712 |
| Baths: | 2 (2 0) | Lot Size Src: | Assessor |
| Abv Grd SF: | 1,630 | Lot Dim: | |
| Tot Fin SF: | 1,630 | Year Built: | 2001 |
| New Const: | No | Annual Tax: | 2,331 |
| Est Completion: | | | |
| Home Warranty: | No | Tax Year: | 2023/2024 |
| Land Assess: | 50,000 | DOM: | 0 |
| Improvements: | 179,700 | HOA \$: | 250.00 / Monthly |
| Total Assess: | 229,700 | | |
| Directions: | I-65 to Veterans Parkway. East 1 mile to right on Woehrle Road to left on Charlestown-Jeffersonville Pike. Continue 1/2 mile to left into Stonecreek Village to right on Stonecreek Circle. Home on the left. | | |

Legal: **UNIT C IN BUILDING 12 IN STONECREEK VILLAGE PATIO HOME DEVELOPMENT PROPERTY REGIME**

Tot Deductions: **\$120,680** Deduction Type Comment
 Supplemental Homestd 72,680

Remarks

STONECREEK VILLAGE CONDOMINIUM ONLINE AUCTION - BIDDING ENDS: TUESDAY, JULY 23 @ 6PM. Located in the charming community of Stonecreek Village with clubhouse and pool located just off Charlestown Jeffersonville Pike - minutes to Veterans Parkway and 10th Street shopping corridor. Spacious 3 bedroom-2 bath condo patio-style-home designed for convenience, ease and livability your whole life. The home features no step entries and wide doorways, cathedral & tray ceilings, gas fireplace, walk-in tub unit, equipped kitchen, equipped laundry room, private primary bedroom suite wing, enclosed four season sunroom with built-in heat cool unit. Monthly \$250.00 HOA fee includes water, sewer, lawn maintenance, exterior building insurance (owners insure walls-in), pool & clubhouse. **BUYERS PREMIUM 10%** Buyer's Premium added to the hammer bid price to determine the final purchase price. **REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. See full details in the Auction Bid Packet.**

Amenities

| | | | |
|----------------|--|----------------|---------------------|
| Type: | 1 Story, Condominium | Foundation: | Slab |
| Zoning: | Residential | Basement: | No |
| Construction: | Existing | Laundry: | Yes |
| Outbuildings: | | Laundry Type: | Laundry Room |
| # Fireplaces: | 1 Fireplace: Gas Burning | Road Frontage: | |
| Roof Type: | Shingle | | |
| Appliances: | Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Microwave, Range / Oven, Refrigerator | | |
| Exterior Type: | Brick Over Frame | | |
| Exterior Feat: | Covered Porch, Landscaped, Patio, Paved Driveway, Sunroom, Thermopane windows, Vinyl Siding | | |
| Interior Feat: | 1st Floor Master, 1st Floor Utility, Bath Master, Blinds, Breakfast Bar, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Foyer, Split Bedrooms, Utility/Mud Room, Walk-in Closet(s), Attic | | |
| Road Type: | Paved | | |

Measurements

| | | | |
|-----------------------|----------------|----------------------|--------------|
| Above Grade Finished: | 1,630.0 | Nonconform Finished: | 0.0 |
| Above Grade Unfinish: | 0.0 | Nonconform Unfinish: | 0.0 |
| Below Grade Finished: | 0.0 | TFLS: | 1,630 |
| Below Grade Unfinish: | 0.0 | | |

Room Sizes & Levels

Total Rooms: **7** Garage: **Y** Garage Size: **22 x 22** Garage Type: **Attached, Front Entry** Garage Spaces: **2**

| <u>Type</u> | <u>Dimension</u> | <u>Level</u> | <u>Flooring</u> | <u>Description</u> |
|---------------|------------------|--------------|-----------------|---|
| Living Room | 21.2 x 17.3 | 1st Floor | Wood | 10' Ceiling |
| Kitchen | 24.5 x 11.3 | 1st Floor | Tile | Measurement Includes Dining Area w/Tray Ceiling |
| Main Bedroom | 16.7 x 13.2 | 1st Floor | Carpet | Cathedral Ceiling |
| Bathroom Full | 9.2 x 9.2 | 1st Floor | Tile | |
| Bedroom | 11.3 x 11.7 | 1st Floor | Laminate | |
| Bedroom | 11.8 x 10.11 | 1st Floor | Laminate | |
| Bathroom Full | 7.6 x 4.11 | 1st Floor | Tile | Walk-In Tub Unit |

Other 7.5 x 8.3 1st Floor
Other 16.10 x 10.8 1st Floor

Tile
Carpet

Laundry Mudroom
4-Season Sunroom w/ Built-In Wall Unit

Utilities

Water Heater: **Natural Gas**
Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Sewer**

Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **Nat Gas**

General Information

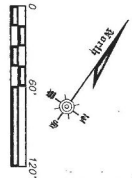
Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

Covenants & Restr: **Yes**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

STONECREEK VILLAGE PATIO HOME DEVELOPMENT

SHEET 1 OF 3

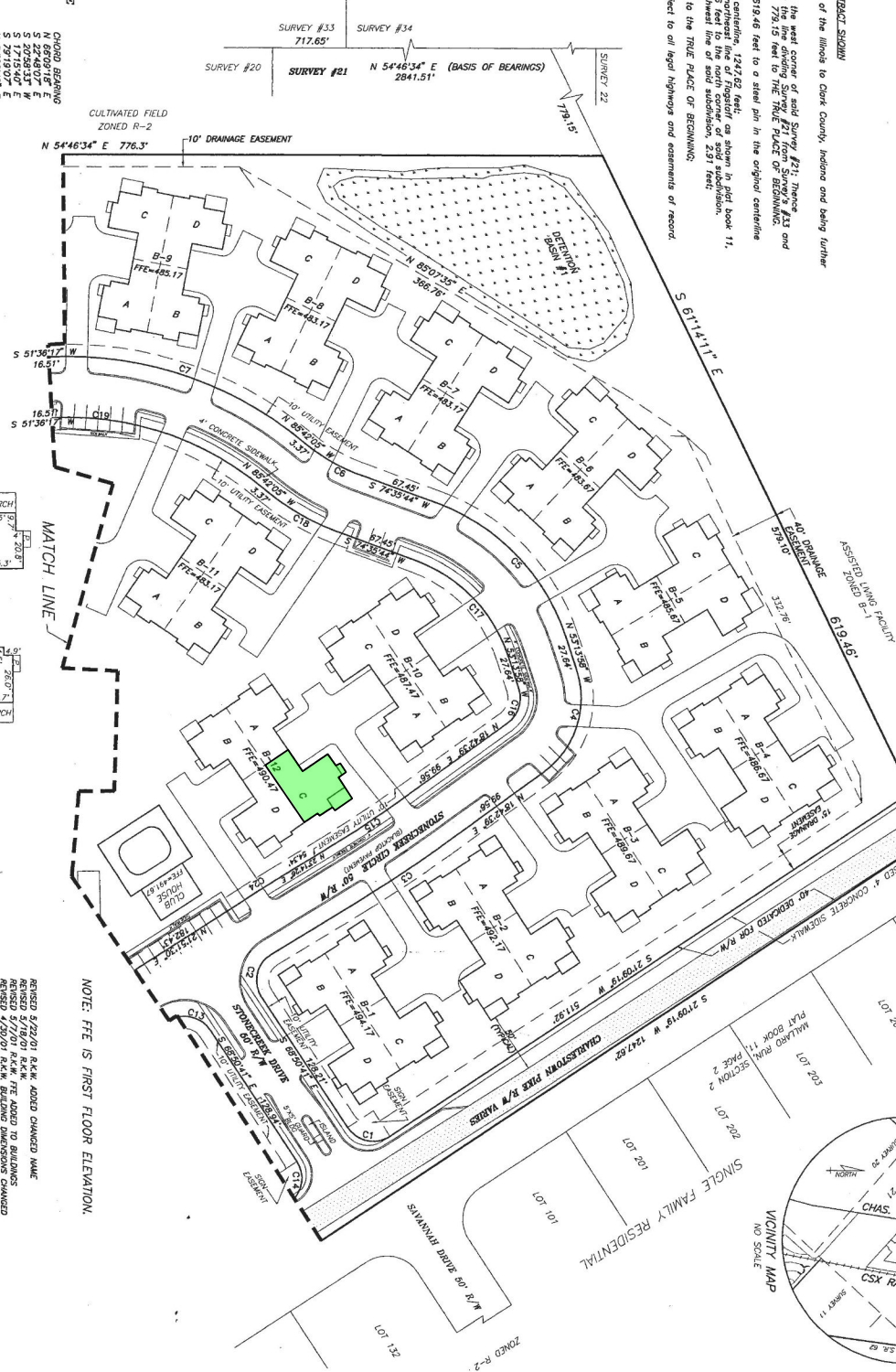


Shirley Noid
Clark County Recorder
1 28011882
Clark County Recorder
CR 1/95
CA Date 06/08/2001 Title 15 05 05

JP

DESCRIPTION OF TRACT SHOWN

Beginning a point on Survey #21 of the Illinois to Clark County, Indiana and being further described as follows:
Beginning at a steel pin in concrete on the west corner of said Survey #21; thence S13°11' and 34" 2841.51 feet; thence S81°14'17" 729.15 feet to the TRUE PLACE OF BEGINNING;
Thence continuing S81°14'17" E. 619.46 feet to a steel pin in the original centerline of Chatterton Pike;
Thence S27°09'00" W. along said centerline, 1242.62 feet, as shown in plat book 11, page 9 of said county records, 191.85 feet to the north corner of said subdivision;
Thence S25°27'00" W. along the northwest line of said subdivision, 231 feet;
Thence N24°46'34" E. 776.3 feet to the TRUE PLACE OF BEGINNING;
Containing 19.847 acres and being subject to all legal highways and easements of record.



CULTIVATED FIELD
ZONED R-2

10' DRAINAGE EASEMENT

N 54°46'34" E 776.3'

N 85°07'35" E 366.76'

S 51°38'17" W 16.51'

S 15°13'01" W 16.51'

4" CONCRETE SIDEWALK

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

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10' UTILITY EASEMENT

NOTE: FFE IS FIRST FLOOR ELEVATION.

| CURVE | RADIUS | ARC | CHORD | CHORD BEARING |
|-------|--------|---------|---------|---------------|
| C1 | 25' | 38.27' | 33.38' | E 88°09'18" E |
| C2 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C3 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C4 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C5 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C6 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C7 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C8 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C9 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C10 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C11 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C12 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C13 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C14 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C15 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C16 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C17 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C18 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C19 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C20 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C21 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C22 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C23 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C24 | 100' | 143.01' | 143.01' | E 88°09'18" E |
| C25 | 100' | 143.01' | 143.01' | E 88°09'18" E |

ONLY ENTERED FOR TYPANION
SUBJECT TO TYPANION
JUN 08 2001
ADDITION CLARK COUNTY

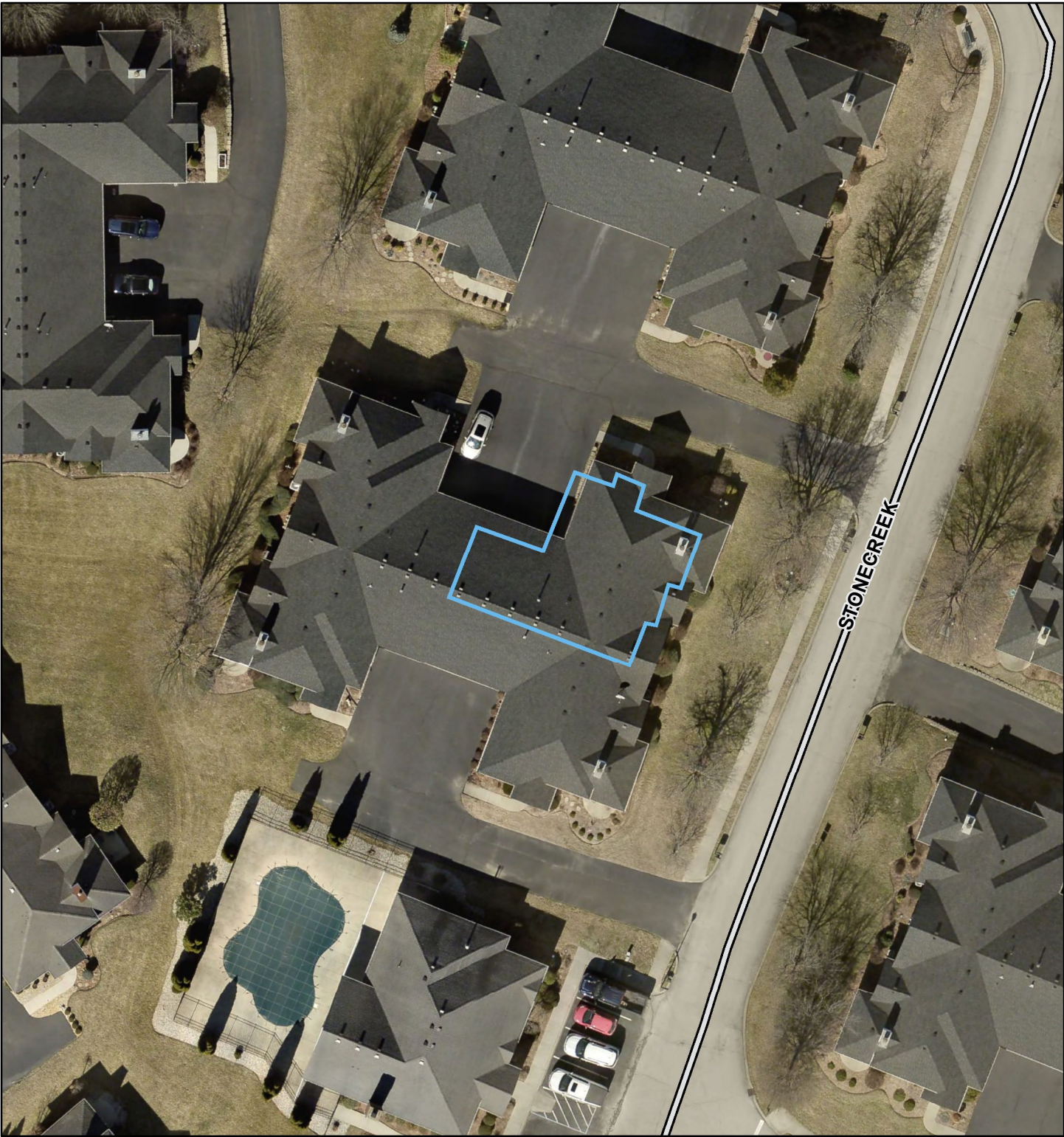
| 4 PLEX TYPICAL (NO SCALE) | 4 PLEX TYPICAL (NO SCALE) | 4 PLEX TYPICAL (NO SCALE) |
|---|---|---|
| 2 CAR 2 CAR Garage 2 Car Garage 2 Car Garage 2 Car Garage 2 Car | 2 CAR 2 CAR Garage 2 Car Garage 2 Car Garage 2 Car Garage 2 Car | 2 CAR 2 CAR Garage 2 Car Garage 2 Car Garage 2 Car Garage 2 Car |

REVISION 5/23/01 R.K.K. ADDED CHANGED NAME
REVISION 5/23/01 R.K.K. FEE ADDED TO BUILDINGS
REVISION 5/23/01 R.K.K. BUILDING DIMENSIONS CHANGED
DEVELOPER: BMT DEVELOPMENT, LLC
1465 CEDAR STREET, SUITE 9
CLANESVILLE, W. 27129

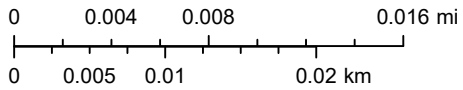
BIANKENBEKER & SON
LAND SURVEYORS INC., P.C.
422 MEGS AVENUE JEFFERSONVILLE INDIANA
TELEPHONE (812) 282-4183 P.O. BOX 167 47131-0167

SCALE: 1" = 60 FEET
DATE: JANUARY 2000
JOB # 1420 J
DWG # 1113 J

1 X95



1:500



General Information

Parcel Number 10-21-02-100-114.000-009
Local Parcel Number 21-00109-047-1
Tax ID:

Ownership

Rife James V & Barbara
3506 Stonecreek Circle
Jeffersonville, IN 47130

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for 07/19/2011 and 02/15/2005.

Legal

UNIT C IN BUILDING 12 IN STONECREEK VILLAGE PATIO HOME DEVELOPMENT PROPERTY REGIME

Property Class 551
Condominium Unit - Unplatted (0 to

Year: 2023

Location Information

County Clark
Township JEFFERSONVILLE TOWNSHIP
District 009 (Local 019)
JEFFERSONVILLE CITY-OFW

School Corp 1010
GREATER CLARK COUNTY

Neighborhood 10045082
STONECREEK C/D UNITS

Section/Plat

Location Address (1)
3506 STONECREEK CIRCLE,
UNIT C

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard Level
Public Utilities ERA
All ERA
Streets or Roads TIF
Paved TIF

Neighborhood Life Cycle Stage

Static
Printed Saturday, April 22, 2023
Review Group



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Res. Includes data for 2023 and 2022.

Table with columns: Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Includes sub-totals for 2023 and 2022.

Table with columns: Land Pricing Soil Type, Method ID, Act Front, Size Factor, Rate, Adf. Rate, Ext. Value, Intl. % Elig, Res Market Factor, Value. Includes data for SI and 9.

Land Computations

Table with columns: Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homeste(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Notes

9/19/2019 GENERAL: REASSESSMENT --(LG-MS) NO CHANGE
12/6/2010: 2010-2011 F134....CHANGED NEIGHBORHOOD FACTOR WHICH LOWERED THE ASSESSMENT DUE TO CURRENT SALES AND SEVERAL APPEALS FILED. CK
3/29/2010: PER REASSESSMENT CHANGED ZCBRG/S TO ZCFRRG
9/12/2005: F-133 (04-05) s.f. WHEN THE VALUES WERE BROUGHT TO A MARKET VALUE THE SALES WERE NOT ADJUSTED THE 3% PER YEAR AS THE STATE SUGGEST TO REFLECT A 1999 SALE. A F122 WAS DONE TO CHANGE THE LAND FROM FRONT FOOT TO AVERAGE AS IT SHOULD BE. THE TOTAL VALUE NOW REFLECTS THE "AVERAGE ADJUSTED SALE."
12/9/2004: (03-04) ASSESSMENT WAS CHANGED TO BRING ASSESSMENTS UP TO AN AVERAGE VALUE BASED ON LIKE SALES.
8/4/2003: HL 100% FOR 02-03 PJP 3/22/02
4/3/2002: SPLIT (01-02) 11-21-2000-S.F. *SPLIT FROM KEY 21-61-13-1, ON 3-3-2000. THE COMMON AREA AND THE CLUBHOUSE WILL BE ASSESSED ON THAT KEY #

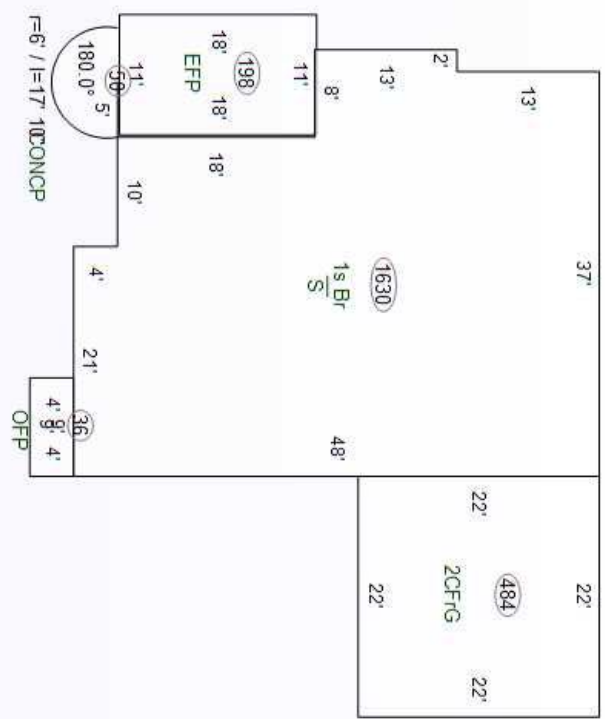
General Information **Plumbing** **Cost Ladder**

| Occupancy Description | Row Type | Full Bath | Half Bath | Kitchen Sinks | Water Heaters | Add Fixtures | Total | Floor Constr | Base | Finish | Value | Totals |
|-----------------------|-----------|-----------|-----------|---------------|---------------|--------------|-------|--------------|------|--------|-------|-----------|
| Story Height | 1 | 0 | 0 | 1 | 1 | 0 | 8 | 1 | 7 | 1630 | 1630 | \$118,500 |
| Finished Area | N/A | 0 | 0 | 1 | 1 | 0 | 8 | 2 | | | | |
| Make | 1630 sqft | 0 | 0 | 1 | 1 | 0 | 8 | 3 | | | | |
| | | 0 | 0 | 1 | 1 | 0 | 8 | 4 | | | | |

| Floor Finish | | Accommodations | | Heat Type | |
|--|--|--|---|------------------------------------|------------------|
| <input type="checkbox"/> Earth | <input checked="" type="checkbox"/> Tile | <input checked="" type="checkbox"/> Bedrooms | 3 | <input type="checkbox"/> Heat Pump | Central Warm Air |
| <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet | <input type="checkbox"/> Living Rooms | 1 | <input type="checkbox"/> Radiant | |
| <input type="checkbox"/> Sub & Joist | <input type="checkbox"/> Unfinished | <input type="checkbox"/> Dining Rooms | 1 | <input type="checkbox"/> Other | |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other | <input type="checkbox"/> Family Rooms | 1 | | |
| <input type="checkbox"/> Parquet | | <input type="checkbox"/> Total Rooms | 5 | | |

| Roofing | | Exterior Features | |
|---------------------------------------|--------------------------------|---|--------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate |
| <input type="checkbox"/> Wood Shingle | | <input type="checkbox"/> Other | <input type="checkbox"/> Tile |

| Description | Area | Value |
|-----------------------|------|----------|
| Porch, Enclosed Frame | 198 | \$10,500 |
| Porch, Open Frame | 36 | \$2,700 |
| Patio, Concrete | 50 | \$300 |



| Description | Count | Value |
|---------------------|-------|-----------|
| Specialty Plumbing | | |
| Sub-Total, One Unit | | \$112,810 |

| Description | Res | Story Height | Construction | Grade | Year Built | Year Eff | Eff Co | Age | nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC Nbrhd | Mkrt | Improv Value | |
|---------------|------|--------------|--------------|-------|------------|----------|--------|-----|----|-----------|-----|----------|------------|-----------|----------|---------------|---------|----------|--------|--------------|-----------|
| 1: Row Type 1 | 100% | 1 | Brck | B+1 | 2001 | 2001 | 22 | A | | 0.90 | | | 1,630 sqft | \$165,567 | 19% | \$134,110 | 0% | 100% | 1.3400 | 1.0000 | \$179,700 |



STONECREEK VILLAGE
HOMEOWNERS ASSOCIATION,
INC.
BY-LAWS

FULL DOCUMENT AVAILABLE ON HARRITGROUP.COM

MAY 2022

RESTATED DECLARATION OF HORIZONTAL
PROPERTY UNIT OWNERSHIP

FOR

STONECREEK VILLAGE HOMEOWNERS
ASSOCIATION HORIZONTAL PROPERTY
REGIME

FULL DOCUMENT AVAILABLE ON HARRITGROUP.COM

MAY 2022



**STONECREEK VILLAGE HOMEOWNERS
ASSOCIATION, INC.**

RULES AND REGULATIONS

FULL DOCUMENT AVAILABLE ON HARRITGROUP.COM

May 2022